



Commercial in Confidence

State Environmental Planning Policy No.33

Baiada Properties Pty Ltd, 1130 Gooloogong Road, Grenfell

Report Number: 370726-GrenfellPoultry LoteSEPP33-RevC

Date: 12/10/2021

Client: Baiada Properties Pty Ltd



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A	21/06/2021	SEPP 33 draft for design team review	Sarah Torrington	Renton Parker	Dr S A Magrabi Principal Fire Engineer BDC No: 0240
B	28/07/2021	Updated with DG quantities			
C	12/10/2021	Updated bird numbers.	Christopher Koch	Renton Parker	Dr S A Magrabi Director NER CPEng

Report Reading Guide

The scope of this State Environmental Planning Policy No. 33 (SEPP 33) is to determine whether the proposed Baiada Poultry facility at 1130 Gooloogong Road, Grenfell, NSW 2810 would be considered to be potentially hazardous based on the SEPP 33 policy. This SEPP 33 is divided into the following sections:

EXECUTIVE SUMMARY

- 1.0 INTRODUCTION
- 2.0 METHODOLOGY
- 3.0 SITE DESCRIPTION
- 4.0 SEPP 33 ASSESSMENT
- 5.0 CONCLUSIONS AND RECOMMENDATIONS
- 6.0 VALIDITY AND LIMITATIONS

The project stakeholders will have varying degrees of involvement in the SEPP 33 with an interest in different sections. It is recommended that each stakeholder read the entire document, paying particular attention to the sections indicated in Table A.

Table A – Recommended reading guide table for project stakeholders

Stakeholder	Executive Summary	1	2	3	4	5	6
Client	✓	✓	✓	✓	✓	✓	✓
Architect	✓	✓	✓	✓	✓	✓	✓
Certifying Authority	✓	✓	✓	✓	✓	✓	✓
Project Manager	✓	✓	✓	✓	✓	✓	✓
Services Engineers	✓	✓	✓	✓	✓	✓	✓
Fire Brigades	✓	✓	✓	✓	✓	✓	✓
Managing Contractor	✓	✓	✓	✓	✓	✓	✓
Sub-Contractor	✓	✓	✓	✓	✓	✓	✓

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Executive Summary

Background

Baiada Properties Pty Ltd (Baiada) has proposed to develop a new poultry farm at 1130 Gooloogong Road, Grenfell NSW. The proposed development is identified under Item 21 Intensive Livestock Agriculture within Schedule 3 of the Environmental Planning and Assessment Regulation 2000¹ and is therefore regarded as a Designated Development. As such, it is necessary to prepare an Environmental Impact Statement (EIS) in accordance with the State Environmental Planning Policy (State and Regional Development) 2011².

As part of the EIS, the site shall be assessed against the State Environmental Planning Policy No. 33 – Hazardous and Offensive Developments³ to provide a preliminary hazard screening for submission with the Development Application (DA). The SEPP 33 assessment shall identify any Dangerous Goods (DGs) to be stored on site and compare these quantities against hazardous storage thresholds.

Baiada has commissioned Lote Consulting Pty Ltd (Lote) and Riskcon Engineering Pty Ltd (Riskcon) to review any proposed DG storage and to prepare a SEPP 33 assessment for submission with the DA. This document provides Riskcon's assessment of the applicability of SEPP 33 to the proposed Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW.

Conclusions

The proposed Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW has been assessed for the application of the State Environmental Planning Policy No. 33 – Hazardous and Offensive Developments (SEPP 33) based on the potential storage of DGs at the facility. The NSW Department of Planning and Environment (DPE) has published a guideline to assist regulators in determining the application of SEPP 33, which contains threshold levels of DGs above which SEPP 33 would apply.

The analysis conducted in this study has identified that the bulk storage of LPG, a Class 2.1 flammable gas, would exceed the storage thresholds listed in Applying SEPP 33 and thus, the site would be regarded as being potentially hazardous and the SEPP 33 policy would apply. Vehicular movements as a result of DG storage as also assessed and the thresholds for these vehicular movements is not expected to be exceeded.

Recommendations

The following recommendations have been made:

- A Preliminary Hazard Analysis (PHA) shall be completed for the site to assess any offsite impacts which may result due to the storage of DGs in quantities exceeding the SEPP 33 thresholds

1 New South Wales Government, "Environmental Planning and Assessment Regulation 2000," New South Wales Government, Sydney, 2000.
2 New South Wales Government, "State Environmental Planning Policy (State and Regional Development) 2011," New South Wales Government, Sydney, 2011.
3 NSW Department of Planning and Environment, "Applying SEPP33 – Hazardous and Offensive Developments," NSW Department of Planning and Environment, Sydney, 2011.

1 Introduction

1.1 Background

Baiada Properties Pty Ltd (Baiada) has proposed to develop a new poultry farm at 1130 Gooloogong Road, Grenfell NSW. The proposed development is identified under Item 21 Intensive Livestock Agriculture within Schedule 3 of the Environmental Planning and Assessment Regulation 2000⁴ and is therefore regarded as a Designated Development. As such, it is necessary to prepare an Environmental Impact Statement (EIS) in accordance with the State Environmental Planning Policy (State and Regional Development) 2011⁵.

As part of the EIS, the site shall be assessed against the State Environmental Planning Policy No. 33 – Hazardous and Offensive Developments⁶ to provide a preliminary hazard screening for submission with the Development Application (DA). The SEPP 33 assessment shall identify any Dangerous Goods (DGs) to be stored on site and compare these quantities against hazardous storage thresholds.

Baiada has commissioned Lote Consulting Pty Ltd (Lote) to review any proposed DG storage and to prepare a SEPP 33 assessment for submission with the DA. This document provides Riskcon's assessment of the applicability of SEPP 33 to the proposed Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW.

1.2 Objectives

The objectives of the study are to:

- Determine whether SEPP 33 applies to the Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW based on the quantity of DGs being stored; and
- Report on the findings of the study in support of the DA.

1.3 Scope of Services

The scope of work is for a SEPP 33 assessment of the quantities of DGs for storage within the Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW to determine whether the SEPP 33 policy applies to the site. Additionally, a review of the quantity of vehicle movements as a result of the DGs being stored will be assessed to determine whether additional traffic assessment is required. The scope does not include any other sites, nor the preparation of any other planning studies should they be required.

1.4 Abbreviations

Abbreviation	Description
AS	Australian Standard
CBD	Central Business District
DA	Development Application
DGs	Dangerous Goods
HIPAP	Hazardous Industry Planning Advisory Paper
SEPP	State Environmental Planning Policy

⁴ New South Wales Government, "Environmental Planning and Assessment Regulation 2000," New South Wales Government, Sydney, 2000.

⁵ New South Wales Government, "State Environmental Planning Policy (State and Regional Development) 2011," New South Wales Government, Sydney, 2011.

⁶ NSW Department of Planning and Environment, "Applying SEPP33 – Hazardous and Offensive Developments," NSW Department of Planning and Environment, Sydney, 2011.

2 Methodology

2.1 SEPP 33 Study Approach

The methodology used in this study is that which is recommended in Applying SEPP 33 – Hazardous and Offensive Developments⁷. The methodology used is summarised below:

- A review of the proposed types and quantities of DGs to be stored at the site was conducted.
- The quantities of DGs were compared to the threshold quantities listed in Applying SEPP 33 to determine whether the storage triggers the SEPP 33 policy.
- Vehicular movements as a result of DGs being stored were reviewed and compared against the applicable thresholds detailed in Applying SEPP 33.
- The findings of the SEPP 33 assessment were documented within this report.

⁷ NSW Department of Planning and Environment, "Applying SEPP33 – Hazardous and Offensive Developments," NSW Department of Planning and Environment, Sydney, 2011.

3 Site Description

3.1 Site Location

The proposed Baiada poultry farm is to be located at 1130 Gooloogong Road, Grenfell NSW which is approximately 100 km south-west of Orange in rural NSW. Figure 3-1 shows the regional location of the site in relation to Orange. The site layout is provided in Figure 3-2 and Figure 3-3.

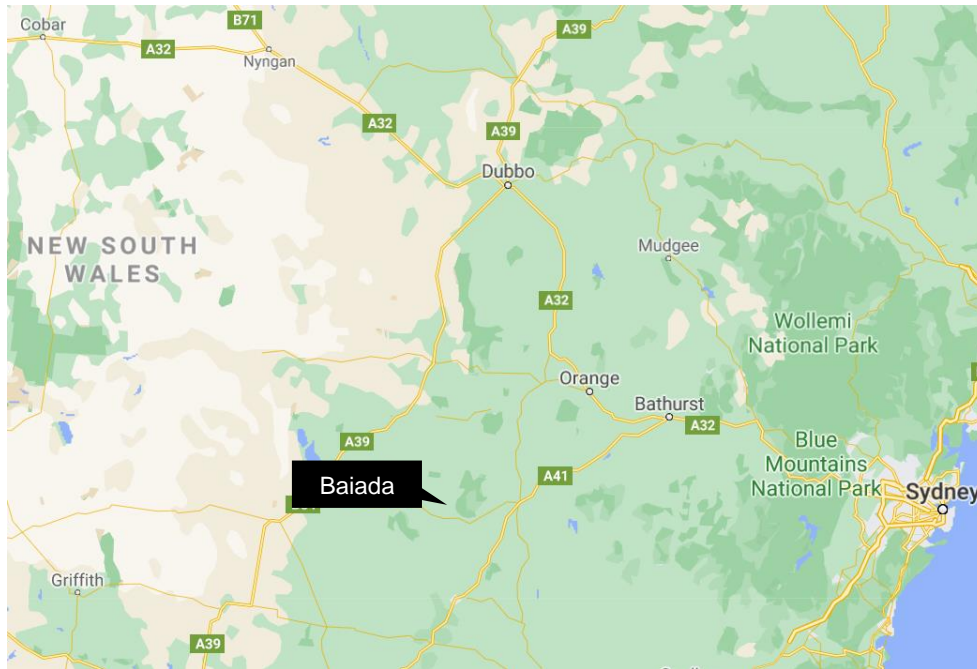


Figure 3-1 – Baiada Poultry Farm Regional Location (Source Google Maps)

3.2 Adjacent land Uses

The land is located in a rural area surrounded on all sides by pasture/agricultural land. The Wallan Wallan Creek intersects the property and runs south to north across the site.

3.3 General Description

The proposed Baiada poultry farm will comprise four (4) farms with 10 sheds per farm, giving a total of 40 poultry sheds. The site has an area of 708.75 ha and has been previously cleared for historical agriculture use. Each farm will house the following number of birds with a maximum quantity of 570,000 birds as advised by the Client:

- i. Farm 1 (Rearer) – 153,000
- ii. Farm 2 (Production) – 132,000
- iii. Farm 3 (Production) – 132,000
- iv. Farm 4 (Rearer and Production) – 153,000

The proposed farm is intended to produce fertile eggs which are then hatched at a company hatchery offsite and will be grown at company broiler farms (meat chickens) across NSW. In addition to the poultry sheds, there will be other ancillary buildings and infrastructure including manager residences, water tanks, access roads and other services. Each farm will contain between one to three LPG tanks and there will be a chemical store to store other DGs such as cleaning products.

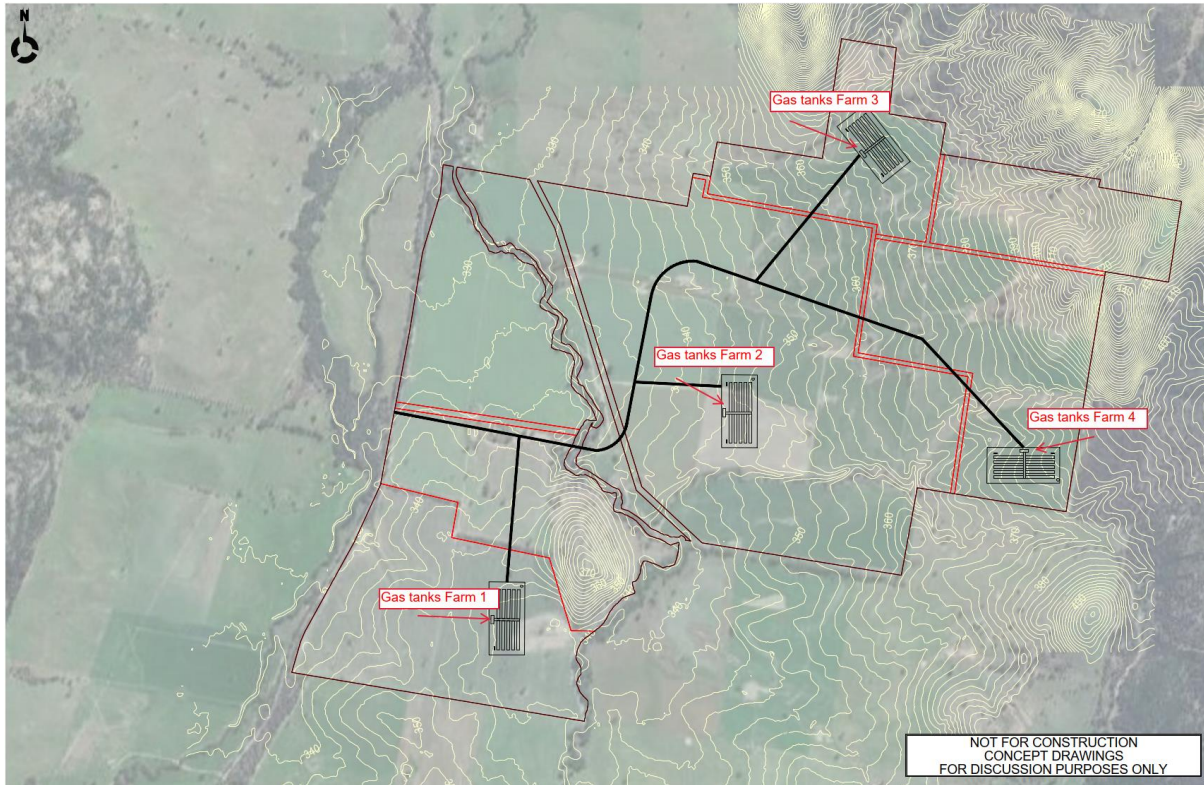


Figure 3-2 - Proposed Site Layout

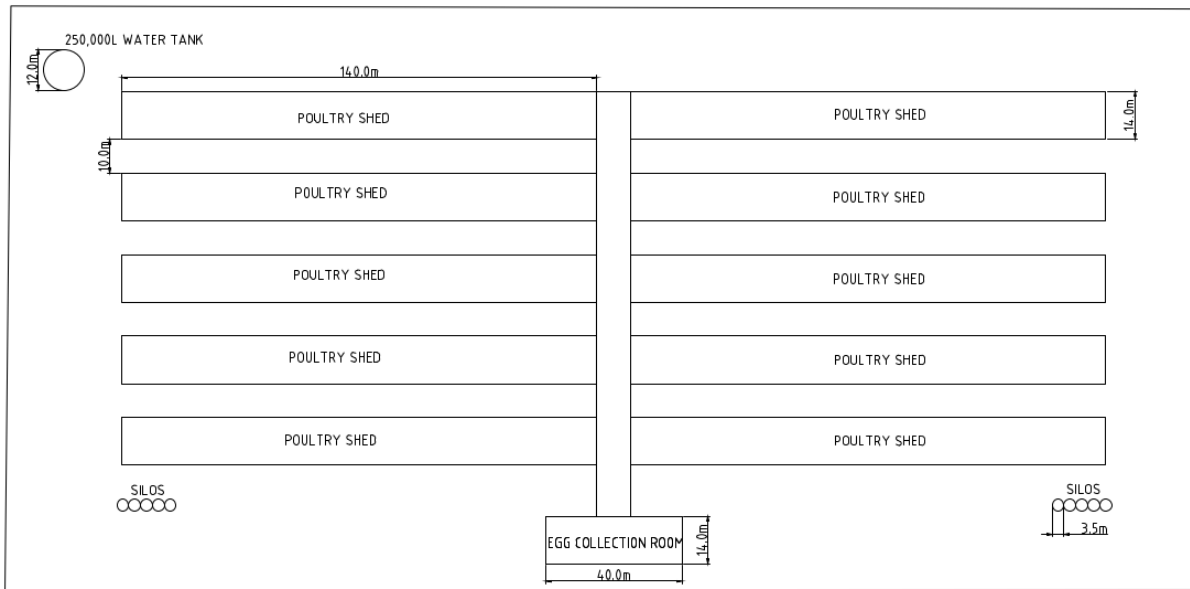


Figure 3-3 – Poultry Shed Detailed Layout

3.4 Quantities of Dangerous Goods Stored and Handled

The DGs to be stored on the proposed Baiada poultry farm are detailed in Table 3-1.

Table 3-1: Quantities of DGs to be Stored

Class	PG	Description	Quantity (L or kg)
2.1	n/a	LPG Tank	60,000 L
2.1	n/a	LPG (within aerosols)	1.8 kg
3	II	Unleaded petrol	40 L
5.1	II	Hyperox	40 L
9	III	Prolong	1 kg
Combustible Liquid	III	Diesel	100 L

4 SEPP 33 Assessment

4.1 SEPP 33 Application

The initial screening of DGs is conducted using Table 1 and Table 3 in Applying SEPP 33⁸. Any storage quantity of DGs which exceeds the threshold values within Table 3 is regarded as being potentially hazardous and triggers the SEPP 33 policy. Table 4-1 lists the quantities of DGs to be stored and an assessment against their SEPP 33 thresholds. For the purposes of assessment, the combustible liquid (diesel) is treated as a Class 3, PG II flammable liquid as it is stored in the Chemical Store where there will be other flammable materials present (aerosols). It is noted that Class 9 substances are not assessable against SEPP 33.

Table 4-1 - SEPP 33 Assessment of DG Storage Quantities

Class	PG	Qty Stored (L or kg)	SEPP 33 Qty (L or kg)	SEPP 33 Assessment
2.1 (LPG)	n/a	60,000 L	16,000	SEPP 33 threshold exceeded
2.1 (aerosols)	n/a	1.8 kg	16,000	Below SEPP 33 threshold
3 + Combustible Liquid	II	140 L	5,000	Below SEPP 33 threshold
5.1	II	40 L	5,000	Below SEPP 33 threshold
9	III	1 kg	n/a	Not assessable against SEPP 33

As the quantity of LPG to be stored on site exceeds the threshold value outlined in Applying SEPP 33, the site would be regarded as potentially hazardous and the SEPP 33 policy applies. As such, the following recommendation has been made:

- A Preliminary Hazard Analysis (PHA) shall be completed for the site to assess any offsite impacts which may result due to the storage of DGs in quantities exceeding the SEPP 33 thresholds.

4.2 DG Transport Assessment

In addition to the storage of DGs, SEPP 33 also requires a review of the transport of DGs to the site. Table 4-2, extracted from Applying SEPP 33⁸, lists the threshold levels for transport of LPG to the site. As the quantities of the other DGs are so low, these have not been assessed as the risk posed by their transport is minimal.

Table 4-2 - Transportation Screening Thresholds, Extracted from Applying SEPP 33⁸

Class	Vehicle Movements		Minimum Quantity per Load (tonnes)	
	Cumulative Annual	Peak Weekly	Bulk	Packages
2.1 (LPG)	>500	>30	2	5

Based upon the bulk delivery of LPG at the site it is unlikely to exceed the vehicular movements for delivery. Due to the large quantity stored, it would not be expected that deliveries would occur in excess of the thresholds listed. Thus, the transport at the site is considered to be low risk. However, the SEPP 33 policy still applies due to the storage exceeding the threshold values.

⁸ NSW Department of Planning and Environment, "Applying SEPP33 – Hazardous and Offensive Developments," NSW Department of Planning and Environment, Sydney, 2011.

5 Conclusions and Recommendations

5.1 Conclusions

The proposed Baiada poultry farm at 1130 Gooloogong Road, Grenfell NSW has been assessed for the application of the State Environmental Planning Policy No. 33 – Hazardous and Offensive Developments (SEPP 33) based on the potential storage of DGs at the facility. The NSW Department of Planning and Environment (DPE) has published a guideline to assist regulators in determining the application of SEPP 33, which contains threshold levels of DGs above which SEPP 33 would apply.

The analysis conducted in this study has identified that the bulk storage of LPG, a Class 2.1 flammable gas, would exceed the storage thresholds listed in Applying SEPP 33 and thus, the site would be regarded as being potentially hazardous and the SEPP 33 policy would apply. Vehicular movements as a result of DG storage as also assessed and the thresholds for these vehicular movements is not expected to be exceeded.

5.2 Recommendations

The following recommendations have been made:

- A Preliminary Hazard Analysis (PHA) shall be completed for the site to assess any offsite impacts which may result due to the storage of DGs in quantities exceeding the SEPP 33 thresholds.

6 Validity and Limitations

The reader's attention is drawn to the following limitations with respect to the SEPP33 assessment undertaken in this report:

- a) This report has been prepared in accordance with the scope of services described in the contract or agreement between Lote Consulting and the Client.
- b) The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein.
- c) Changes to circumstances or facts after certain information or material has been submitted may impact on the accuracy, completeness or currency of the information or material.
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